GRADE II LISTED FAMILY HOME WITH LARGE LISTED BARN IN PEACEFUL SETTING
GRADE II LISTED FAMILY HOME WITH LARGE LISTED BARN IN PEACEFUL LOCATION

VALLEY FARMHOUSE
WHITWELL, NORFOLK, NR10 4SQ

The Property

Valley Farmhouse is a charming period Grade II listed family home set in a most tranquil position at the end of a long track, offering total privacy and seclusion with lovely views out south across open lawns, pond and woodland.

The amazing setting is one of the major features of the property ideal for those wanting peace, quiet and seclusion. In addition to the house is a stunning Grade II listed barn currently used for storage and has been well maintained and could, subject to the normal planning consents being obtained, be used for a variety of uses.

The current owners purchased the property in the 1994 and have continued to look after the property. The original date is believed to be around circa 1700 and when the property may have been two separate dwellings it fell into disrepair until the mid-1970s when a previous owner purchased the property and carried out major renovations and restoration work to restore the property back to its former glory. The current owners, over their period of ownership, altered the roof at the rear of the house by raising it to create further usable space, upgraded the wiring, added an additional window in the snug and renovated the tennis court in 2016. The property is a haven for wildlife lovers, having water nearby as well as woodland and open farmland. The accommodation is well planned and we draw your attention to the floor plans for a full explanation as to how the accommodation is arranged. The property is heated by an oil heating system throughout, as well as a four oven oil fired Aga in the kitchen.

Outside

The house is approached via a long private driveway, which is owned by the local farm, and a right of vehicle access is granted up to the five bar gate leading onto the private large gravelled drive for the property. The drive serves the rear of the house and the large Grade II listed barn.

The formal gardens are on the south elevation side of the house and are overlooked from a timber conservatory leading out from the entrance door onto wide lawns with mature shrubberies and plants under planted with bulbs and facing a wood area beyond, as well as a stream and large pond with island. On the west side of the house there is a further grass area with mature trees including fruit trees.
Beyond the barn there is a walled garden with fruit cage and provides access to the rear of the barn as well adjoining wood shed and useful garden stores. Beyond the walled garden is a hard tennis court which is netted and in good condition, being renovated in 2016. Continuing away from the tennis court a five bar gate leads to the side of the barn and back around to the entrance drive way. The gardens and grounds in all extend to about 3 acres.

Situation
Valley Farmhouse is set in a wonderful peaceful setting at the end of a long drive, approximately two miles from the busy town of Reepham which offers a good range of facilities and amenities including schools. There are some excellent walks from the property. The property is approximately 15 miles to the coast at Blakeney and 14 miles to Norwich. The hamlet of Whitwell has an attractive common and offers ease of access into Reepham or onto the Norwich to Fakenham road.

Agent’s Note
The local farm owns the track leading to the house and grants a right of vehicle access to the property from the highway.

Directions
Leave Norwich via the A1067 Fakenham Road, after Lenwade turn right sign posted to Whitwell Common, where it is called Nowhere Lane. Drive down the hill for 0.9 of a mile over a small bridge and just after a sign that says ‘bends for next one mile’ take the first track on the left hand side passing a thatched property and then continuing past the ‘no-through’ sign passing a cottage on the right where the road then bears sharply to the left and continue along a private track until reaching the drive to the house.

Services
Mains water and electricity, private drainage, oil heating including oil fired four oven Aga.

Local Authority
Broadland District Council
Tax Band F

Fixtures & Fittings
All fixtures and fittings including fitted carpets and curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Viewing
Strictly by appointment with Savills. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.
Main House gross internal area = 4,850 sq ft / 451 sq m
Outbuilding gross internal area = 2,701 sq ft / 251 sq m
Quoted Area Excludes ‘External C/B’

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.

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